CITY REAL ESTATE FOR SALE. From Battery to 14th St., Inclusive.

**TULLICH, 920 9th av., near 59th s;

A.—50X100. On COLUMBIA ST.,
five story, front and rear; terms easy;
price \$50,000; rent \$5,500.

A. S. KALISCHER, 211 Canal at.

A. GRAND ST. FIVE STORY STORE PROPERY;
rents for \$7,800; great bargain;
will pay over 16 psr cent on investment.
S. H. STONE, 457 Grand st.

A.—GRAND ST. FOUR STORY STORE PROPERTY; price \$30,000; actual ront \$3,000; bargain. J. H. STONE, 457 Grand at.;

A.-NEW FIVE STORY DOUBLE TENEMENT, MADI-son st.: excellent location: price \$38,500; rent \$4,200; sasy borms.

S. H. STONE, 457 Grand st. BUSINESS PROPERTY, DWELLINGS, FLATS AND fenements, also Lots, on Christopher, Waverley place, Morten, Barrow, 6th av., 10th, 11th, 18th ats. kirtCHAM, 16t West 10th. RETCHAM, 166 West 10th.

Bethune st., all rented: rents about \$2,900 per vear; make offer. GOODGECH & WOODGEK 208th av.

BUSINESS PROPERTY, VICINITY OF FRONY AND Fulton sts., paying six and seven per cent net, for sale te-close au estate. GOTHAM, Herald office.

EAST IOTH ST. NEAR 2D AV - DESIRABLE THREE atory House, 25xwx94 10: choice location and suitable for altering into flat house, BROTHERS, 834 Broadway, FOLSOM, BROTHERS, 834 Broadway, EAST 14TH ST., NEAR 2D AV.—FOUR STORY PRI-vate House; lot 25x100, FOLSOM BROTHERS, 834 Broadway.

LOTS.-LOTS.-LOTS.-Below 14th st., with or without builder's. A. S. KALISCHER, 211 Canal st. MADISON ST., NEAR GOUVERNEUR ST. FLAT, 62175, THOMAS C. SMITH, 111 Broadway.

18T AV., NEAR 14TH ST.-58X100, WITH OLD buildings, for sale.
EMANUEL PERLS, 72 St. Mark's place. Above 14th St., 5th Av. to East River.

A .- A .- WHAT DO YOU THINK OF THIS! READ THIS AND CUT THIS OUT.
HEADQUAKTERS FOR EAST SIDE REAL ESTATE
are offering the following Properties
AT SACRIFICE PRICES.

A handsome four story and basement brown stone Single Fist, in a good neighborhood west of 3d av., 20x 70x102; price \$19.500, Two Double Flats and one Single Flat, west of fid av. near 76th serset "L" station...Four story and basement brown stone; sice of double, 28x80x100; single, 20x65x 100; price \$70,000, or will sell separately if desired.

Two desirable Tenement Houses, near 3d av.—Five story and basement brown stone, 25x85x102 each; all ented; price \$27,000 each. Two Single Flats in Yorkville, near Lexington &v.— Four story and basement brown stone, 20x65x100, price \$17,500; and one 16x05x102, price \$16,500.

Single Flat, near 72d st. (good block).—Four story and basement brown stone; seven reoms and bath; all im-provements; all rented; 20x72x162; lowest price \$18,500. The above properties can only be seen by calling or ending to

T. SCOTT & SON, A .- ATTENTION OF HOUSE BUYERS CALLED TO THOSE ELEGANT FOUR STORY AND EXTENSION DWELLINGS ON *2D ST. BETWEEN 5TH AND MADISON AVE. 19 TO 21 FOOT FRONTS: ALSO THERE STORY DWELLINGS ON SOUTHEAST CORNER 98D ST. AND MADISON AV., 20 FOOT FRONTS: PRICES VERY MODERATE.

A -A -A -AT WONDERFULLY LOW PRICES.

Now is the time to buy a home before others have taken the pick.

Bargains cannot be found to equal the following - A gem. 2 story and basement brick. 20x38x100. 38,000

An excellent 3 story brown stone, 15x39x100. 18,000

A hand some 3 story brown stone, 15x39x502. 15,000

Locations good. DUFF & CONGER, 1474 36 av. Locations good. DUFF & CONGER, 1.474 Sd av.

A REAL BARGAIN FOR PARTY WANTING ELEgant horse.—A magnificent four story high stoop brown
stone Home, excellently located in bandsome street,
three doors from Mailson av.: finished in hard wood
throughout and beautifully and artistically decorated;
price only \$52,000; terms casy.

DUFF & CONGER, 1.474 3d av.

A.-FOR SALE-AN ELEGANT FIVE STORY Double Flat, between Lexington and 3d ave, mear 116th streat "1." station; finished in best possible manuscriberoughnes; all improvements; accommodates ten families, with jankers apartments; all repried. Apply to J. J. P. A. FITZEATSICK, Builders: 77 West 48th as. A GREAT SACRIFICK FOR READY MONEY.

No. 28 East 62d st.,

near all the new hotels: finest private House in the city;

no reasenable effor refused; open avenings.

WM. K. DONIHEE, 79 Cedar st.

A BARGAIN ON PRIOR ASKED.

Lexington av., near 46th st.

Four story high stoop private house, well rented.

W.M. B. DUNNIEE, 70 Codar st.

THE CHEAPEST CORNER ON EARTH,
2d av and 49th st.;
good business neighborhood; little cash required,
WM. R. DONHEE, 70 Codar st.

A.—ISTH ST., NEAB SD AV., elegant private House, four story and basement, 22x100, at a sacrifice; price SER,000.

A. S. KALISCHER, 211 Canal st., A. S. KALISCHER, 20100. A. S. KALISCHER, 21) Canal as,
A. GENTLEMAN'S RESIDENCE, 850,000.
Just off 5th av. mear Windsorn.
Handsomely decorated; perfect order,
MORRIS B. BAER & CO. 70 and 72 West 55th at.

ADJACENT TO AND ON MADISON AV. THE fashionable location—Fine Residences; superior construction; bargain.

JOHN J. KAVANAGH, 1,231 Madison av.

A CHANCE,—SUPERB. PALATIAL, FULL FRONT, dining room extension Residence, proximity 5th av., tenac Hill; \$15,000; bean than cost. SAURIFICE, 1,456

A HANDSOME SAUR

A HANDSOM'S POUR STORY SINGLE PAT, EXCELL ionily located west of 2d av., one block from "L" station a positive bargain at \$15,000; a sure 11, per cent invest ment.

DUFF & CONGER, 1,477 3d av. ATTENTION :- EAST 53D ST. - DESIRABLE THREE tory House; barnain to quick purchaser.
FOLSON BROTHERS, 834 Broadway. A.—PLOT OF FIVE FULL LOTS ON 124TH ST, near Harlem River, suitable for factors, stable or coal yard; casy terms. PORTER N CO. 211 West 125th st.

A GREAT BARGAIN.—WELL RENTED, ELEGANT-lydeocated Flats, below 80th at, and east of 5d av. For particulars apply at 1.704 let av.

A FOUR STORY TWENTY FOOT HOUSE, 72D ST., near Madison av., with or without furniture.

SIMON WAYS, 1,595 Columbus av. A BARGAIN-THREE STORY HIGH STOOP BROWN tone, sixteen rooms; all improvements, 242 East 33d st. ADJACENT 5TH AV -DWELLING AND RUSINESS; send for list. Libbow, DAY 4 CO., 54 West 31st. BUILDERS. -NICE PLOT WEST OF 3D AV., CHEAF, with loan; also a fine Corner.
MURRAY'S, 2,030 3d av., near 112th st.

MURRAV'S, 2.030 3d av., Haat 112th St.

BARGAIN.-S12.750-BROWN STONE DWELLING,
54th St., near 4th av. 'easy terms.

G. A. LUTZ & CO., 173 5d av.

BARGAIN.-EAST 4ST! ST.-TENEMENT: RENTS
\$2,001: price \$24,000; mortrage \$18,000; will pay you to
investigate. MAURIOS J. SULLIVAN, 1,500 9th av.

BUILDERS. ATTENTION:-\$45,000; BARGAIN:
prominent avenue, Yorkville; 102x100; excavated; easy
lerms. CODY, 1,438 3d av. Herms.

ELEGANT FOUR STORY AND BASEMENT DWRLLing on Madison av., seer 62d st., price \$25,000; mortsago, \$23,000, 45 per cent; would exchange for Tenements. neuts.

POR SALE—FOUR STORY HIGH STORY BLUWN, 100 7th at, iting. No. 41 East 52d at, size 20x55x100, with large execution. For permit call at Grenoble office, 57th at, and

Frin Salk-48, 70, 72 EAST 189D ST.-NEW SINGLE Flats, handsemely decorated, steam heated, eight rooms and bath: all improvements. Apply on premises. HAVING SOLD THE BALANCE OF THE ROW. I pow offer the remaining three story is foot brown stone. Dwelling, with immediate possession; strictly private locality; price Signature four per cent mortgage. Apply on premises, 1,488 Lexington av. F. HOUGHTON, 146 Broadway.

INVESTORS: :- EXAMINE THESE HOUSES BE-fore baying elsewhere; \$16,700 will purchase four story Double brownstone Flats (28 feet wide, all rented; 70th, near latax; cost owner \$21,000 sach. CODY, 1,488 3d av. INVESTORS-HARGAIN: \$20,000; SECOND AVENUE (uplown) four story Store Property, 25x100, GODY, 1,438 3d av.

LONG LEASE OF 50 FEET ON 42D ST., NEAR 5TH ar, for sale, with possession of buildings. Address EXECUTOR, box 114 Horald Untown office. ECCIDE, box 114 Horald Uplown omes.

LOOKIII...ONLY \$14,500 EACH: POUR STORY
Double Flate: 122d, near let av. CODY, 1,438 3d av.

MURRAY UILL...EAST 57H ST...DESKRABLE
four elery Private House, 21x60x100; 528(62).

FOLSOM BRUTHERS, 834 Broadway. PRIVATE STABLES FOR SALE, BELOW 85TH ST. and west of Loxington av., at a bargain. Address A., 129

REDUCED FROM \$67,500 TO \$35,000; ELEGANT our story brown stone, 25 feet front.

MORRIS B. BARR & CO., 70 and 72 West Sith St.

THERE STORY AND BASEMENT PRIVATE HOUSE at sacrifics; livroums, MANGAM & WELLING, 2d av., 121st et. 2 CORNER TENEMENTS ON PARK AV., HARLEM, pay 10 per cant on \$44,000 circl.

2 FIVE STORY TENEMENTS, 18TH ST., 20X100, \$14,000. S. VAN WINKLE & CO., 284 Rast 16th st. 20, STORY BROWN STONE, LOF INXIOO.10, IN EX-ellent condition: all modern improvements: \$0.500 or ms to suit buyer; call and examine. 513 Enst 100th t., or NICHOLAS LOPARD. Owner, I drear Jones st. 3D AV. YORKVILLE.—INVESTMENT PROPERTY for story brick Tenemont, two stores, 25x65x95; price \$28,600; rent \$2,412 SHORT & WALL, 176 East Dith.

South St. NEAR LEXINGTON AV.—TWO ELEGANT four story and basement brick and stone Double Flats, 192855XU2-each; flats in excellent order; all rented; a bargain. 20TH ST., BETWEEN 4TH AND LEXINGTON AVS.— Three story brick Dwelling. THOMAS C. SMITH, 111 Breadway. THOMAS C. SMITH, 111 Broadway.

25TH ST., NEAR 4TH AV.—COSEY THREE STORY bigh steep Dwelling, with pos-session. \$15,000; bargain. F. E. BARNES, 4th av. and 25th at.

25TH ST., NEAR 4TH AV.—FOR SALE—FOUR STORY bigh steep Dwelling, about 22 feet wide; price \$23,0.0, F. E. BARNES, 4th av. and 25th at.

26TH ST., NEAR 2D AV.—ELEGANT NEW FIVE story Tenoments, 28x80x100; will trade for good Lots. Particulars of H. SCHMIDT, 1,186 3d av.

77TH ST., NEAR MADISON AV.—THREE STORY; very fine; low figure; perfect order and very desirable.
S. VAN WINKLE & CO., 2016 East 42d st.
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S. VAN WINKLE & CO., 2016 East 42d st.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to East River. \$15,000.-FOUR STORY SINGLE FLAT, 25 FEE ide, near Lexington av., Yorkviller CODY, 1,438 3d av \$17.00s :>NLY-FIVE STORY TENEMENT, 102D ST, near 3d av.; 25250x10d; rent \$1,800; in splendid order bargain. H. SCHMIDT, 1,136 3d av. bargsin.

\$50,000 FOR CORNER. 50X73, ON 3D AV, NEAR
[105th st., four stories, with stores; in fine order; terms
II. SCHMIDT, 1,136 3d av.

Above 14th St., 5th Av. to North River. A .- WEST SIDE PRIVATE DWELLINGS. I AM NOW OFFERING SOME EXCELLENT BAR-GAINS IN THE CHOICEST LOCATIONS ON THE WEST SIDE. ASK FOR MY NEW CATALOGUE.

SAVR MONEY and trouble by using my NEW CATA-LOGUE and GUIDE, which gives description, location and price of all private houses for sale in the TENDLE-LOIN of the great west side.

INVESTORS.

There is nothing as safe and profitable for an investment as good real estate in the right location.

I OFFER investments paying now over 14 per cent NET. NET.
IT always pays to purchase through a reliable broker.
IT always pays to purchase through a reliable broker.
1,268 COLUMBUS OTH) AV., NEAR 76TH ST.

\$16,500.

THE ENTIRE BLOCK OF THREE STORY DWELL-INGS, 138TH ST., 7TH TO STH AVE., ONE BLOCK FROM 185TH STREET STATION.

BUILT TO SUPPLY THE DEMAND OF THOSE RE-QUIEING TASTEPUL HOMES, THOROUGHLY WELL BUILT AT A MODERATE COST, THE IN-TECTOR FINISH AND APPOINTMENTS EQUAL TO \$25,000 HOUSES, RESTRICTED NEIGHBORHOOD. APPLY ON PREMISES. A .- THE ATTENTION OF THOSE WHO WISH

TO PURCHASE A FIRST CLASS PRIVATE RESIDENCE
IS CALLED TO
NOS. 135 AND 137 WEST 71ST ST.
(THE UNLY ONES LEFT IN THE ROW).
BETWEEN COLUMBUS AND AMSTERDAM AVS.
Those beuses are finished in the same elegant manner which characterizes all our work, and the trim is hard wood throughout. They can be seen any day, Sundays included; watchman on premises. For particulars apply to or address.

TERENCE FARLEY'S SONS, 1,172 COLUMBUS AV., CORNER 72D ST.

1.172 COLUMBUS AV., CORNER 72D ST.

AT OFFICE D. KEMPNER & SON, 802 8fH AV.
Private Houses for sale.
22d st., 8th and 8th, knglish basemant, 22,8x100. \$18,503
37th at., 7th and 8th, high stoop, fine order. 13,759
21st st., 8th and 10th, four story, 25,100. 22,00.
33d st., 8th and 9th, four story, 25,100. 24,000
33d st., 8th and 9th, four story, 23,10x100. 24,000
45is st. 8th and 9th, 10 rooms. 16,000
51st st. 8th and 9th, 10 rooms. 16,000
51st st. 8th and 9th, first class residence. 25,500
51st st. 8th and 9th, 10 rooms. 12,500
51st st. 8th and 9th, 10 rooms. 12,500
51st st. 8th and 9th first class residence. 25,500
51st st. 8th and 9th of first class residence. 25,500
51st st. 8th and 9th of first class residence. 25,500
51st ct., near Loxington, four story. 12,500
51st st., 8th and 9th of first story. 12,500
51st ct., near Loxington, four story. 12,500
51st ct.,

A .- A .- A .- INVESTMENT PROPERTY FOR BALE.

A.-A.-A.-INVESTMENT PROPERTY FOR SALE.

A very choice Corner on the best part of 9th av., 100x 102.2, improved, with six and seven story buildings of the highest class, containing stores and apartments, ail charges and exponses. Address CHARLES BUEK & CO., Columbus av. and 722 st.

A.-A.-WE HAVE COMPLETED THREE ELEGANT 22 SXSD DWELLINGS. WITH BACK STAPED/SKF. FINE WOODWORK DOUBLE CELLARS; ALL BUILT BY 3. G. PRACUE, ARCHITECT AS STATES TO BE THE FINEST STREET IN NEW YORK; GREAT BARGAIN, INQUIRE OFFIC OF ESTATE. FOWER, COLUMBUS AV., CORNER SOIL ST.

A.—A.—WEST END AV., 103D AND 104TH STS.— Elagant three story and basement, 20 foot; also corner House, and adjoining on 103d sz., 17 and 18 foot Houses; brown stone, high stoop, bay window fronts; latest im-provoments; \$18,000 to \$25,000; terms to suit; inspection invited; title gasranteed by Tills Guarantee Trust Com-pany, 55 Liberty st.

WALKER & LAWSON. pany, 50 Liberty at.

A.-A.-FACING MOUNT MORRIS PARK.-ELEgant Residences, northwest corner 121st at. and Mount
Morris av., four stories, basement and cellar, brown
stone and Philadelphia brick fronts, size 25x00x78 feet,
ffteen rooms, hardwood fluish; latest sanitary plumbing; watchman on premises.

PORTER & CO.,
211 West 125th st.

A.-SMALL HOUSES IN 1218T AND 122D STS. AND
7th av.; in style, quality and finish equal to the asual
240,000 houses; price \$29,000, terms to suit; location
the best; piersons wanting something very fine will find
it here; title guaranteed by Title theratate Company.
A. P. SMITH, 216 West 122d et. A. P. SMITH, 216 West 122d et.

A. BEAUTIEUL THREE STORY BROWN STONE Residence, grand location, with handsome two story rick Stable, will sell at a bargain; great chance it ought at once; first mortgage, \$14,000. Apply on prometes, \$96 St. Nicholas av., or to R. PEHLEMANN, 171 roadway, 11 to 1.

Broadway, 11 to 1.

A FIVE STORY DOUBLE FLAT, NEAR EIGHTY-FIRST streat "L" station, 25 x80 x100. 807,000; will pay 18 per cant; 9th av., near 104th aircet "L" station, 25 feet wide, 824,000; want offer; owner anxious to sell. A number of choice (corner) investments on avenues.

WARE & OBELL, 1,374 Columbus (9th) av. A.-1218TST, NEAR LENGY AV.-BEAUTIFULLY ecorated three story brown stone, size 20.10x52, extenten 12x16 feet; price \$30,000, with carpets, shades,

sion :2x16 feet; price \$30,000, with carpets, shades chandeliers, billiard table, &c. PORTER & CO., 211 West 125th st. A.—BARGAINS.
Entire front on West End av., including corners; terms to suit; also several Tenements on 67th at; little cash required; new is the time to buy, equired; new is the time to buy, or the several form of the several

A.-A.-FINES NORTHWEST CORNER ON OTH av., near 72d st., 100 feet on avenue, five story Double Flat, four stores, no vacancies; rest \$7,224; liquor license if desired; great bargain.

CORBITT & KIRWAN, 51st st. and 2th av.

CORBITT & KIRWAN, SISTER, And JULIAY.

A,-FIVE LOTS ON 02D ST., NEAR 10TH AV., FIVE foot below grade; lets sewered, street paved and sewered; price \$33,000; terms to said.

CORBITT & KIRWAN, 51st st. and 9th sv.

A FINE FIVE STORY DOUBLE FLAT, 25X75X100, on 3th st., excellent neighborhood, paying large interest on invasiment; price only \$27,000; small amount cash required.

JOS. LEVY & SON, 371 8th av. cash required. JOS. BEY! A SON.

AT 28711 ST. EXCELLENT NEIGHBORHOOD, FOUR story and basement high stoop brown stone single Flat; yearly tenants; only \$21,500.

JOS. LEVY & SON, 371 8th av.

A -OTH AV., NEAR S4TH ST -- FIVE STORY TENE-ment, with plate glass storer, all improvements, includ-ing range; actual rental 84,00; prec 540,000, 371 8th av. A SLAUGHTER IN What SIDE LOTS.
Sith st., hear lith ar.
four Lots ready for improvement; tenoments, factory o
stable.
WM B. DONIHEE, 79 Cedar st.

A GREAT INVESTMENT PROPERTY.

Stores and Apartments; will pay large interest on price asked.

WM. B. DON/HEE, 79 Cedar st.

WM. B. DON/HEE, 79 Cedar st. A FINE INVESTMENT!! -TWO FLATS, NEAR STA-tion; swert improvement; rented for \$7,800; price \$62,000; mortizage \$42,000. McMONEGAL & ECKERSON, 1,608 9th av., near 98d.

A .- FOUR STORY AND BASEMENT BROWN STONE fouse in West 64th st; low figure to bone fide purchaser; small amount of cash required; investigate this, MAURICE J. SULLIVAN, 1,608 9th av. A.—SEVERAL RANE BARGAINS IN CHOICE Dwallings, from 72d to 96th st., restricted streets; liberal concessions to quick buyers; \$1.5,000 and upward. McMONEGAL & ECKERSON, 1,668 6th av., near 33d.

A.—HARLEM APARTMENT HOUSE; ONLY TWO vacancies; steam heated, elevator, hall beys; fine location; good net income; will take Lots of Farm. Address B. X., Herald office. A PLOT, 100X100, 30TH SP, AND 7TH AV., PIVE three story houses thereon; rent \$6,000; price \$80,000; great bargain.

great bargain.

S. H. STONE, 467 Grand st.

A THIEE STORY BROWN STONE RESIDENCE; convenions to 125th st.: choice street; 18.9 feet; cost me 520,000; sacrifice this week. LEAVING TOWN, 135 Herald effect. A.—BEAUTIPUL THREE STORY AND BASEMENT brown stone Dwelling, near Central Park West and 93d st, station; will be seld at a sacrifice; make an offer. MAURICE J. SULLIVAN, 1,000 sets av.

AN ELEGANT FOUR STORY TWENTY POOT House, I near Central Park, west, at a low figure. F SIMON HAYS, 1,595 Columbus av. A QUICK BUYER FOR A NEW AND ELKGAN three story House, first class location, at a very low price; must. Apply to SIMON HAYS, 1,595 Columbus

A FIRST CLASS CORNER ON COLUMBUS AV., with four stores; fully rested; the owner would exchange for a three story private House.

SIMON HAYS, 1,505 Columbus av. AT A SACRIFICE. 40TH ST., NEAR 7TH, FOUR story, in perfect order; ront \$1,300; \$13,000; little cash. FLANAGAN & SON, 6th av. and 32d st. ALL BARGAINS-16TH, \$9.500; 31ST, \$13,000; 24TH, \$13,500; 26th, \$12,500; Lexington av., \$14,000; 52d, \$11,500; 28th, \$317,00. FLANAGAN & SON, 6th av. and \$2d at.

A CHOICE INVESTMENT, PAYING 16 PER CENT.— Elegant five story Apartment House, 48th st., west of 8th av. Inquire JOHN STEWART, 858 8th av. ABOVE 42D ST., NEAR STH AV.—FIVE STORY SIN-gle Plat; all improvements; fully rented; price \$21,300 WM. HOLZDELBER & CO., 155 West 28d st.

AMSTERDAM AV., NEAR DUST ST.—FINE SELEC-tion of Fints and Tenements, all rented; will take small Private in trade. Owner, 224 East 118th st. A FINE FLAT HOUSE, BELOW 50TH ST., NEAR Broadway: Sne order; all full; paying 12 per cent invest-ment. Only buyers, OWNER, box 101 Herald Uptown. A.—192D ST., NEAR LENOX AV.—THERE STORY Brown Stone; 17.4x52x100 freet; price \$20,009.

PORTER & CO., 211 West 125th st.;

A.—126TH ST., NEAR STH AV.—THREE STORY brown stone; 18.9x50x10 fost; price \$18,0x1, 50x10 fost; price \$18,0x2, 50x

A.-126TH ST. NEAR ST. NIGHOLAS AV.-THREE story brick, 16.5x50x74.11 feet; price \$12,500; mortragge \$8,000. PORTER & CO., 211 West 125th st. ADJOINING 23D ST. BETWEEN TH AND SIH ya.—Five story; three families on floor; rent \$5,000; price \$44,000. WILLIAM J. ROUME, 410 6th av. ABOVE 42D SI, NEAR STH AV -UABINET TRIM high stoop, mirrors and chandellers, \$20,500; possession April. WM. HOLZDERBER & CO., 155 West 23d at. A .- STH AVENUE STORE PROPERTY FOR SALE, Owner, 641 0th av. Standing of the Standing Stand

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River.

REAL ESTATE AGENTS AND BROKERS,

WEST SIDE DWELLINGS. OPPORTUNITY TO PURCHASE

A THREE STORY STONE, all hardwood, eahinst trim, exposed plumbing, tilod bath; price \$22,500.
A FOUR STORY BROWN STONE, 29x55x102.2 and extension; all hardwood; EXPOSED PLUMBING; saking \$34,000.
76th sin, near Central Park West, four story brown stone, 20x56x102.2 and DINING ROOM EXTENSION, superior hardwood throughout; Ex. POSED PLUMBING; tiled baths. A DECICED BARGAIN TO QUICK PURCHASER; asking \$36,000.
AG. West, 75th st. 15th 5th West, 20x15x102 ark, Brown, and the purchase of the procession; beek stairs to thirt floor, all bardwood, sanitary plumbing; asking \$36,000.
NOTHOEUR 53 WEST 74TH ST. A HOME IN RESTRICTED BLOCKS AT SOLOGO.

NOTICELL SA WEST 74TH ST.
4 stories ORNAMENTAL BROWN
STONE front, Z'RELICE, 2 and 4
stories ORNAMENTAL BROWN
STONE FRONT, Z'RELICE, 2 and 4
stories ORNAMENTAL BROWN
STORIES THE STORED
DOUBLE PLEMBING, tiled bathnomn, MARBLE WAINSCOTING in
KITCHEN, arrieste parquet flooring,
WHALL MAKE INDUCEMENTS TO
QUICK PURCHASER. LESS THAN COST OF

REPRODUCTION. SLAWSON & HOBBS, REAL ESTATE AGENTS AND BROKERS. A FIVE STORY BROWN STONE SINGLE FLAT, beautiful private neighborhood; rent \$2,520 por an-num; price \$25,000. INVESTMENTS PAYING LARGE

num: price \$25,000.

A FIVE STORY BROWN STONE DOUBLE FLAT (noar Eighty-first street "L" station and Central Fark); all rented; yearly leases, \$4,400 price \$41,000.

A AMSTERDAM (10TH) AV. CORNER (near this office), sise; 27.22.70x SO; five stories.

STORE AND FLATS, rent \$6,000 per annum; price \$55,000.

SPECIAL ATTENTION!!!

A COLUMBUS (19TH) AV. SIX STORY APARTMENT HOLSE, 40x SIX STORY APARTMENT HOLSE, 40x St. "L" station, \$100,000 per annum; price \$150,000; terms to sit. "Property in the heart of the west idea and is in first class coudition.
A reasonable offer will be accepted. PERCENTAGE AND SURE TO INCREASE IN VALUE.

POTTER & BRO.,

128 Broadway, corner Cedar st.; 82d st, and 9th av. Before purchasing a home on the west side do not fall to inspect those sleggant three story hay window Houses, built by Jonn Bres., on 87th st., adjoining the beautiful Riverside Drive: twenty feet wide, with extension; none bester for the price: location the chickest. Inspection in-

No. 7 West P2d st.—Elegant four story brown stone 25 foot house; bay windows all the way up; cabinet trim throughout; near estrance to Fark; price \$50,000; terms to suit; open daily for inspection.

Investment.

A five story improved Double Tensment, containing 22 familles; will pay 15 per cent on investment. We have large amounts of money to loan at the lowest rates. Apply at uptown or downtown office.

POTTER & BRO.,
128 Broadway, corner Cedar st.;

A.-A.—BEFORE BUVING ANYWHERE ELSE
examines the
FINEST HOUSES FINEST STREET

PINEST STREET
in this city.

BUILT BY JOHN G. PRACUE, ARCHITECT.

Perfectly magnificent in all details and finish;

NOS. 183 70 141 WEST SET! ST.

boulevard street, 100 feet wide; no other street in the
world as fine in its artistic laying out; houses full width
and of immense depth; back staircases, double cellars,
Ac. Apply to POWER, 1,445 Columbus av.

HETTELS THE STREET RC. Apply to POWER, 1.443 Columbus av.

BETTER THAN BONDS OR HANKS1-29 PER CENT
not on \$20,000 investment: \$20,000 mortgage, 5 per cent,
for elegant modern Flats, 100 feet front, above 125th st,
near 7th av.; two simple Plats near Mount Morris "stk,
much below real value, owner-going abroad. Onen 'mise
these targains.

BISKHOFF, 357 Lenox av. these targains.

BUILDERS, ATTENTION:—103D ST., NEAR WEST
End av.—88x100 fost, excavated and sowered; party
wall; building stone on premises; price \$23,000; loan
\$24,000; liberal terms.

CONNOLLY & CO., No. 12 West 60th st.

BETTER THAN SAVINGS BANK,
No. 303 West 130th st.
Three story high stoop, cabinet finish: all improvement only \$1,000 cash. WM. B. DONIHEE, 75 Cedar st. only \$1,000 cass.

BARGAIN. -WEST \$4TH ST. BANDSOME FIVE story Double Flat, Dax00x100; price \$49,000; mertgage \$25,000; rent \$5,500; very desirable sivestmont.

FOLSOM BROTHERS, 834 Broadway. FOLSOM BROTHERS, 884 Broadway.

BARGAINS IN FLATS.—LENOX 677H, STH AND Willis avs.; also several private Houses, best part of Harlow, \$11,000 to \$18,000; ons. 20 feet, \$13,500; must sell quickly. Particulars BLERHOFF, 337 Lenox av.

BUILDERS NOTICE:—COLUMBUS (97H) AVENUE Cornar, 50x100; above 72d st. Particulars CREVIER & WOOLLEY, L516 Broadway, 4th at.

BELOW 347H ST, STH AND 97H AVS.—FIVE STORY Apartment House, 35x55x109; rental \$4.728 yearly; price \$43,000. HOLZDERBER & CO., 106 West 25d.

CHEAPEST FOUR STORY WEST OF CENTRAL PARK, 126 West 85th st.; 18.6x55x100; two story extensions. Permits of C. K. Billi, 62 Liberty st. CHOICE INVESTMENT.—NEAR 6TH AV. AND 44TH at., clagant five story Double Flat. 25x80x100; price \$60,000; mortgage \$40,000; conts \$6,20%. FOLSOM BROTHERS, \$34 Broadway.

CHEAPEST PLOT ON SETH ST. NEAR STH AV.— Two fall Lots, less than \$18.000 cash: corner Lots and Plots, 8th av., near litth, 10th and Lebox avs. BIERHOFF, Lebox av., 127th st. DWELLINGS ON 21ST, 47TH AND 45TH STS., WEST of 7th av.; rented; easy terms.

KETCHAM, 166 West 10th st.

FOR STOREHOUSE, FACTORY OR STABLES.
An interior Plot of Land containing an area of searly five city lots; wide entrance on 133d st., 50 fast west of 8th av., also an entrance on 8t. Nicholas av., 150 feet south of 133d st.; the whole plot will be soid at a much lower price par area of city lot than any other property of equal surroundings in this city.

JOHN McCLAVE.
60 CEDAR ST.

DEATH. PRI

FOR SALE-FIVE STORY DOUBLE FLATS; PRIvate halls; unique design; six rooms and bath; balls
and hathrooms hashed by steam; tited hearths; not
tyle grates with nickel plate facings in parlors and
diningrooms; situated near Ph av "1" station; all
routed to select tenants; paying investment; price,
\$38,000 each; mortgage, \$24,000; routal cach, \$3,918. FOR SALE-THERTEEN THOUSAND DOLLARS cosh, balance mertgage, 2555x100, brown stone, bay window front; built for two families, with hot water, heat, every modern convenience. Owner, 181 West 195th st.

135th st.

FOR SALE-WEST 29TH ST., THREE STORY FRAME front, four story brick resr; good order; rents over \$1.100; mortgage \$3,500 at five per cent; full lot; price \$12.000. Owner, 336 Herald Uptown.

FOR SALE-THE NEW FIVE STORY DOUBLE Tenoment \$20 West 29th st., 25x88x88,9; renting for \$3,900; price reasonable; fine location, AULD & CO., 8th av., 56th st.

FOR SALE-WEST 43D ST.-TWO DWELLINGS, es story. LUIZ A. DA CUNHA & CO., Broadway and 42d st. FOR SALE-50 FEET FRONT ON 33D ST., BE-tween 7th and 8th avs.; rents \$6,400; great chance; quick purchaser. L. A. DA CUNHA & CO., Breadway and 42d st.

FOR SALE-38 WEST 132D ST., A DESIRABLE three story brown stone Dwelling, decorated; pries \$10,500. Inquire next door, No. 38. FIU. SIG. Inquire next door, No. 38;

FIVE STORY BRICK AND BROWN STONE FLAT, hot and cold water, hall heated; rents \$3,400; price \$32,000; 80 per cont may remain. FOLEY, 307 8th av.

FOR SALE—50X10, SUITABLE FOR FIRST CLASS flats; located south of 55th st., near Broadway.

AULD & CO., 8th av., 56th st.

FOR RALE CHEAP-148D ST., NEAR CONVENT av.; 38x103 feet: excavated and sewered; restricted neighborhood. CONOLLY & Co., No. 12 West 60th st. FOUR STORY ENGLISH BASEMENT, ON WEST 24th st., \$14,000. JOHN H. DYE, 73 West 11th st. FOR SALE-THREE STORY HOUSE AT 433 WEST 12d st. Owner within. INTENDING BUYERS CALL, OR WRITE TO US IP you want to secure good invostments. We never fail to satisfy our customers.

We have improved and unimproved Property of every description, north and south of 125th st., which we can recommend to these who are seeking luvestments which

12 Lots on Kingsbridge road, about 199th st.; extra deep; price \$25,000; tetus easy. Builders don't lose this chance. Four good lots, cellars out, on prominent corner, near 121st st. and 8th av.; price \$45,000, worth \$55,000.

Madison av., corner 98th at. -100x170; can't be dupli-cated for the money; price \$80,000; terms easy. A chance for builders and speculators. Entire Front, we corners, 104th, 105th sts., Boulevard; price \$80,000; two dorners, torth, towns torms oasy.

MAINHART & LOWE, 258 West 125th.

LOTS, 50X162, WITH BUILDER'S LOAN, 82D ST., between Boulevard and 10th st., or exchange for good avenue Store Property. BRINTZINGER, 278 West 128th st. LENGX AVENUE.—ELEGANT FOUR STORY HOUSE; want offer under \$31,000; bargain for quick buyer. Also 123d st., \$13,000. WESTCOTT & CROUCH, 2,054 7th av. NEAR WEST 104TH STREET STATION.-TWO FINE Flats; rents \$2,000; price \$24,500.

BLINN, 1,510 Columnus av.

OWN YOUR OWN HOME.

No. 234 West 1244b st.;

four story Apartment, one family on fibor. Owner can
live in one and rent the others; easy terms.

WM. B. DONHEE, 79 Cedar st. WM. B. DONIHER, 76 Ceder at,
OWNER, NEEDING READY CASH, WILL SACREfice elegant four story Double Flat, always rented, near
125th at, and 8th av., for \$17001, fine, private neighborhood; he agents. BRINTZINGER, 278 West 125th at.
RABE CHANGE.—MUST SELL AT ONCE, SIX
Lots on 118th at, between 5th and Lenox avs. BROWNING, 304 Heraid. RIVERSIDE DRIVE, RAPID THANSIT ASSURED.— Choice single corner Flats and Residential Sites at great bargains.

J. JAY SMITH, 171 Broadway. oargains.

J. JAY SMITH, 173 Broadway.

ST. NICHOLAS AV. NEAR 1507H ST.-EXTRA
deep Lot, 25x123, S11,000; Lob on rear Education for
S7,000; hal one remain; fine boration for an arment
housest magnificent views. Address F., box 104 Horald
Agency, Add 36 at.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River. TWO DOUBLE FLAT HOUSES: HARGAINS: 99TH, near 8th av. MARK LUVY, 1.845 9th av. st, near Sth av.

TEN LOTS, ONE PLOT, FROM STREET TO STREET;
27th and 28th sts, near 11th av. 542 West 28th st.

3 FIRST CLASS FLATS, RENT \$3,816 EACH; MORT-gare 224,000 each; or will trade for two Lots and Cash;
57 to 61 West 105th.

J. P. KELLY, Owner and Builder, 61 West 105th.

3 LOTS ON 1230 ST. JUST EAST OF LENOX AV., for sale; liberal builder's loan; all sand; no rock. J. C. CLINTON, 151 Breadway. STH AV. NEAR ISSTH STREET STATION.—DOUBLE Flat, all rented, \$23,000; \$7,500 cash.

11TH AV. NEAR ISSTH STREET STATION.—DOUBLE Flat, all rented, \$23,000; \$7,500 cash.

11TH AV. NEAR ISSTH ST.—FEW LOTS, 20X100, \$6,000 each; one half cash; restricted to private bouses; fine property for builder. Address H., box 133 Herald Agency, 50458 av.

32D ST., OUT OF STR AV.—HOUSE FOR SALE cheap, \$12,500. MARTIN BROS, Owners, 10 Wall st.

34TH ST., 363 WEST.-BARGAIN, FOUR STORY English basement brown atone; first class order; sani-ary plumbing. Owner. tary plumbing. Owner.

38TH ST. 7TH AV., \$31,500; MORTGAGE \$17,000; rental \$3,216; two improved store Tenoments. CONFECTIONER, 110 Herald Untown.

520, NEAR BRUADWAY.—THREE STORY BROWN stone, 20 feet wide; \$27,000; bargaint peasession.

HVATT, 1,675 Broadway.

147TH ST. BETWEEN ST. NIGHOLAS AND AM-terdam (10th) avs.—Elegani, new three story cabinet nished modern Dwellings, 18.8 wide; restricted local-y; price \$16,500.

ity price \$18,500.

123TH ST. WEST.—ONLY \$4,500 CASH REQUIRED; elegant cabinet finished House; must sell to close an estate.

A. L. DAVID, 111 Breadway.

200 WEST 72D ST. 260.
Look at the largest, best built and cheapest House on the west side.

200 WEST 72D ST. 208. 363 WEST END AV., NEAR SIST ST.-THREE story decorated House, furnished or unfurnished: a bargain; 12 feet wide. Can be seen any time, or T. S. MILLER, 145 Broadway. \$1,000 CASH, BALANCE EASY TERMS, WILL BUY three story and basement brown stone House, 303 West 37th at. 202 West 130th at.

137th at. 200 West 130th at.

\$1,000 OR MORE CASH BUYS FIVE STORY DOUBLE Flat; good income. J. J. SCHWARTZ, 59 Liberty.

\$2,500 POSITIVELY SAVED IF PURCHASED within three days, 20 foot brown stone Private House, near 130th at, and Lenox av, \$13,500.

HOPKINS, 537 Lenox av. \$3,500 CASH, \$12,000 MORTGAGE—BUILDING LOT, near 8th av. CAMPBELL & GALLON, 257 West 42d. \$4,000 CASH, BALANCE ON EASY TERMS-THREE story House, 20x58, near 6th av. and 14th st.
CAMPBELL & GALLON, 257 West 42d.

\$0.500 CASH, \$12.000 MORTGAGE-FIVE STÖRY, 25x75; 10 families, CAMPBELL & GALLON, 257 West 42d. \$7,000-THREE STORY HIGH STOOP HOUSE, 55TH st., near 8th av.; Astor lease, FRANCIS S. GRAY, 1,205 Broadway.

Sin. 250—EAST 126TH ST., THREE STORY BRICK.
16,000—West Sid st., three story brown stone box stoop.
16,000—West 125d st., three story brown stone.
18,000—West 125d st., three story brown stone.
18,000—West 125d st., three story brown stone.
18,000—West 85d st., four story and brick.
18,000—West 85d st., four story brown stone.
18,000—West 85d st., four story brown stone.
12,000—West 45th st., four story brown stone.
12,000—West 20th st., four story Buglish basement.
ASHFORTH & CO., 1,516 Broadway.

\$20,500—EASY TERMS. THREE STORY HIGH
stoop brown stone, 19,000,001; hardwood: six years
built; restricted and select block, 46th st., hetwen 8th
and 9th avs.

\$30,000—FIVE STORY APARTMENT, 37,638-5100. 5.5.500.—FIVE STORY APARTMENT, 37.6X83X100; all rented; excellent location, near this office; psying good income.

HYATT, 1,675 Breadway.

North Side (Above Harlem River) A GREAT BARGAIN IF SOLD AT ONCE.—PLOT six Lots, near Polbam av.; five minutes from Fordham station on Harlem Railread; price for plot \$5,000; only \$1,400 cash required. Further particulars apply AGNES K, MURPHY, 177th st. and 3d av. A BARGAIN.-BEVEN LOTS AND NINE ROOM donse in Twenty-fourth ward; only five minutes from fremont "L" station, on nice avenue, easy terms. G. CHAPPELA, 2:987 3d av.

Tremont "L" station, on more avenue, sany arrangers G. CHAPPELL, 2987 3d av.

COTTAGES IN 23D WARD, THREE MINUTES FROM elevated railroad station at 161st st, \$5,000.

EDWARD J. HARDING, 250 West 125th,

NOTHING LIKE IT IN NORTH NEW YORK,

will double in value in a few years, easy terms.

WM. B. DONHEE, 79 Cedar st,

THREE STORY AND BASEMENT CORNER DWELLing, all modern conveniences; one of the bost corners in 23d ward; easpecially adapted for a physiciant, will be sold at a bargain to quick purchaser; terms to suit. Inquire 873 Canidwell av., corner libits st., owner. TWO LOTS, 25X10° EACH, ON BROOK AV., BE-tween 141st and 142d sts.; price \$5,000 each; worth \$3,500. Address HENRY KELLY, 1,07c 3d av. 23D WARD, -LOTS ON KELLY ST. AND INTER-vale av., \$650. BYRNES & BUTTMAN, \$80 3d av. \$5,500-MORRIS DOUK.—NEW FRAME HOUSE; ALL mprovements: fot 25x156; stable room.

HYATT, 1,675 Broadway.

Miscellancous.

ATTENTION, ESTATE MANAGERS, INVESTORS,—income Property, \$30,000 rental; stores and stoam leated, all light flats orincipal bosiness avenue; sold entire or single; exchange entertained for Lote or Suburban Country Property. ATTENTION. BUILDERS: LARGE, FINE NINTH ward corner, with or without team; also two Lots on Sd av., excavated; and every consonic it as once.
OTTO PULLICH, 820 9th av., bear 59th st.

OTTO PULLICH, one of the second of the secon

BARGAIN SALE-THREE STORY HIGH STOOP STICK, 21 feet front; possession. Apply 131 West 13th at. BARGAIN.—CHOICE CORNER STORE PROPERTY vo story Double Flats. R. D. KEHOE, St East 125th at

five atory Double Flats. R. D. KEHOER, St East 125th st.

CONDIT.

1,179 Eroadway (most 28th st.).

offers for sale offers for sale the following desirable Properties: propositions to exchange entertained. York and Brooklyn.

ELEGANT PRIVATE BROWN STONE HOUSES, near 5th av.; \$10,500; only \$5,500 cash.
BLINN, 1,510 Columbus av. PRIVATE HOUSES, WELL LOCATED; ALSO FIVE good paying Tenements; easy terms.

MONEYPENNY, 181 6th av.

34TH STREET BARGAINS.
Broadway and 7th av., 25 feet. \$40,000; 19 feet. \$19,000;
Lexington and 3d avs., 19 feet. \$22,000;
Lexington and 3d avs., 19 feet. \$22,000;
MORRIS B. BAER & CO., 70 and 72 West 34th st. 43D, FOUR STORY, \$16,000; 48TH, \$17,000; 46TH, \$23,00D; other \$10,000 up ward.
HEWITT, 304 West 56th st, 84.500 CASH, BALANCE AT FIVE PER CENT, BUYS elegant three story and basement cabinet trim and decorated Dwelling in restricted location, near the Fark.

HYATT, 164 East 84th st.

HYATT, 165 East 87th st. \$7,500.—FOR SALE—BROWN STONE TWO STORY and basement; Improvements; terms easy. Owner, 350

East 120th st.
\$20,000 CASH WILL BUY TWO FIVE STORY FLATS
of 00 feet front; rent \$5,000 and always full. BARGAIN,
Herald Uptown office. WESTCHESTER COUNTY PROPERTY FOR SALE OR TO LET.

FOR SALE-EIGHT CHOICE LOTS AT LARCHmant; delightful place, near the water; price \$4,000; half can remain, 4 per cent; restricted. Address C., box 132 Herald Agence, 50-5 dd av. FOR SALE AT NEW ROCHELLE, WESTCHESTER county-Finely located Lots, two minutes from station; also at New Dorp, S. I.; bargain. ALLER, 23 West 42d. TO LET-IN MOUNT VERNON, N. Y., LaBGIE Druble House, 25 recuns; all modern imprevenents; perfectly dry collar; five minutes from deport, stable and carriage house; 400x100 feet of ground; lawns, trees and shrubbery; all in good order, suitable for private or boarding house; rent low to responsible parties. Owner, 16 Kast 26d at. SLOSS CASH; BALANCE TO SUIT; PRICE \$7,000; tow Quoen Anne House, all improvements; corner Plot; lve minutes to station.

EDWARD PHIPPS, Mount Vernon, N. Y.

BROOKLYN PROPERTY FOR SALE AND TO RENT.

FOR SALE-HOUSE, ONLY \$7,400; 236 STORY front, three story rear, brown stone, built by David Wolld; excellent order; 11 rooms; Monros at, near Marcy av.; a gem home. Apply WILLIAM P. RAE & CO., 304 Gates av., corner Nestrand.

CO., 884 Gates av., corner Nestrand.

POR SALE—THREE STORY BRICK HOUSE, 169
Putnam av., at \$5,000; rented at \$389 per annum.

J. CLARK, 438 Breadway, New York.

HALF ELEGANT STORE, BEST BUSINESS PART Brooklynt special inducements for gents' furnishers. 229
Futten at., Brooklyn.

TO CHT CASH OWNER WILL SELL \$16,000 FLAT for \$13,000, 2536484100; hardwood trim throughout and in Al candition; three years old; in Budford section, opposite detached residences.

GEO. E. LOVETT & CO., 59 Court st.

GEO. E. LOVEIT & CO., SO COURT SI.
WHAT, ONLY SIX LEFT OUT OF TWENTY-EIGHT?
Yes, a fact, and all sold within one year; all on one block
and adjoining one another; two and three story and
havement five different colored stone used in the fronts;
all the old improvements and some new and novel ones;
all the old improvements and some new and novel ones;
all the old improvements with a call and inspect
them; sold on terms to suff; title guaranteed; policy
free; near Fullon street elevated road. Raiph avenue
station and esveral surface lines. R. F. CLAYTON &
SON. Architects and Builders, on premises, Macou st.,
letween Raiph and Fatchen ars. Small payment down if
desired. Prices can't be beat for this style of house.

SU 750 FOR TWO STRIETY AND RESEMENT RECENT. \$0.750 FOR TWO STORY AND BASEMENT BRICK Houses; all improvements; near station; all cash or easy terms, THOS, FATTERSON, 1,769 Fulton st., near Ulica Avenue "L" Station. \$4,750.-THREE STORY AND BASEMENT BRICK House, Warren st., near 5th av., 20x40x100; lensed to May 1 for \$40 a month; torms will be made to sait. STELLE & HERIG, 81 5th av., Brooklyn. Subsection of the state of the

BROOKLYN PROPERTY FOR SALE AND TO RENT. A WEEK OF BARGAINS

for Homes and Investment on Prospect Slope, which is the most desirable part of Brocklyn to reside in, being bounded on the east by the far famed Prospect Park and on the west by the elevated railroad, which means a most delightful place for an evening's walk, only 20 minutes to New York City Hall and 25 minutes to Coney Island.

\$2,250 cash, \$4,000 mortgage, Garfield place, -Two story brown stone, 18x45x106, nine rooms and bath; all improvements. \$3,500 cash. \$3,500 mortgage, lat st.—Two stery brown stone, 1-x40x100, eight rooms, alcove and bath; all improvements.

\$3,750 cash, \$4,750 mortgage, Union at, -2½ story brown stone, 19x45x100, 11 rooms; all improvements. \$8,000 mortgage to snit, Sterling place-2½ story hrown stone, 20x45x100, 10 rooms and bath swory im-

\$3,250 cash, \$4,000 mortrage, 11th st., one-half block from Park.—Two story brown stone, 18,10x45x100, nine rooms; hardwood throughout; every improvement; a perfect gem.

\$3,000 cash, \$6,000 mortgage, Carroll st.—Three story Brick, 18x55x100; 11 rooms; all improvements.

\$5,000 cash, \$7,000 mortgage, 2d st., between 7th and 8th avs.—Three story brick and stone, 20x50x1:0; II recome; every improvement; extension dining room; cost \$14,000 to build.

\$18,000, merigage to suit, Carroll at, near 8th av-Three story brown stone, swell front, box stoep 21x00x100; hard wood, all except top floor, with inirrors, carpotas, gas fixtures, awnings, screens decorated; a positive bargain; cheap at \$23,00; FOR INVESTMENT.

\$2,500 cash, \$8,750 mortgage, will buy a three story sigle brick Flat, 20x50x100; all rented for \$648. \$5,500 cash, \$5,000 mortgago, will buy a four story dos ble brick Flat, 25x60x100; all rented for \$1,224.

\$3,500 cash, \$0,500 mortgage, will buy a corner three story brick Stores and Flats on one of the prominent avonues; 20x50x100; rented to one tenant; a bargain at \$12,000. \$5,250 cash, \$6,000 mortgage, will buy a four story Bouble brick Flat, 28x55x80, all rented for \$1,320. \$15,000 cash, or mortgage to suit, will buy an elegan Corner Property on 5th av., 28x98, all built on chean at \$20,000.

Also a choice list of Lots. Also a choice list of Lots.

Parties desiring to purchase or rent Honses, Flats of Lots will save time and money by calling at either a corroflices. We claim to have some of the best payin nyestment property in Brooklyn, netting from 10 to 1 per cent on the investment. We consider it no troubly to show property or give information by mail to partie desiring to purchase or rent.

Main office 741 Union st., corner 5th av., Branch office 399 7th av., corner 12th av., Brooklyn.

§500 CASH. BALANCE 550 MONTHLY-THREE story brick, Hancack at. Room 12, fourth #600, 120 Broadway.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT. AN INSTITUTION WANTING VILLAGE AND COUN-try location combined can buy for \$30,000 (cost \$150,000) an elegant brick Manzion, 25 rooms (can make 40), all improvements; perfect order; Combuildings and sight Acres; front on two avenues; 30 minutes from city; two routes. Apply

RURLING.

171 Broadway, room 13.

AT BAYONNE, FORTY-NINTH STREET STATION
N.J. C. R. R. 23 minutes from foot of Liberty st. nine
toom Cettage; all improvements; cellar and heater;
may terms. easy terms. J. H. SANFORD, 285 West 11th st., New York.

A FARM OF 284 ACRES THREE QUARTERS MILE from Fearsall's depet; plain farmhouse, nine rooms: large lawn; outbuildings; 50 large fruit trees, one acre of pond, for \$4,050; half cash.
C. L. WALLACE, Rockville Center, L. L. C. L. WALLAUE, ROCKVIII CONCERN, L. C. A. BARGAIN.—CUIUNTRY NEAT, 12 ACRES, LESS than one bour, on New Haven road; convenient to depot and Sound; furnished and stocked; will trade for small loose; no agents. EXEGUTOR, 214 Horaid Uptown.

AT BAYONNE CITY, N. J.—FOR SALE OR TO LETPIDE COLURG, 10 rooms, best repair; grounds SO by 144; full and shade trees; torms easy. Apply to W. TH. OVERBECK, looposite West Sthat, Coop, Bayonne, N. J. CONDIT. . TWO MODERN COTTAGES. 8

OVERBECK.sopposite West 8th st. depot, Bayonne, N. J.

CONDIT.

1,179 Broadway inear 28th st., offers for sale the following very desirable to the following very desirable the following street of the following street of the following the fo

down to Newark Bay; fare only 10e.; easy terms.

COTTAGE AND GROUNDS AT SARATOGA, CORNER Ballston and Lincoln aver, choice neighborhood; price moderate. EDWARD J. HARDING, 250 West 125th.

FOR SALE—ON ACCOUNT OF GIVING UP BUILDing business I will sell the following very reasonable, will take good paying bonds or stocks:—Good Farms on Long Island, over 650 acres, with npward of 14 miles water front; no awampy ground; first class cottage nearby, furnished, on Shelter Island; three story frame House, with stable and 50x100 plot, on Quincy at, near Marcy ar; a first class former or sunavide; one 25th ward House, 37x40, two story; all city improvements; 1c5 50x250; good building Lets on Greenaw, near 'Listation, Apply owner, J. N. SMITH, 259 Greene av.

FOR SALE OR EXCHANGE-AT SHELTER ISL-Sxi2 188. 10 dorse power engine, tree montain asso, Cathoat and two Rowboats; all free and clear. Will sell cheap for cash, or exchange for New York or Brooklyn Property. Apply for plans, &c., 1,044 Bushwick av., Brooklyn.

Brooklyn.

FOR SALE—AN OLD HOMESTEAD AT TIVOLI, 1½ miles from H. R. R. R. depot; half mile from Madulin Post office; 24 acres of land, a dwelling house with 10 rooms, new barn, various outbuildings, a large factory Building and Grist Mill, with turbine wheel and water power; a never failing mineral spring, whose waters are free from bacteria; has been habitually used for a century price \$81,000. For particulars apply to Dr. P. C. COLE, Executor, 254 Weet 42d st. FOR SALE OR WOULD EXCHANGE FOR PROperty non Now York—A 14 room stone Dwelling, all modern conveniences, 13 acres, at Lake George, suitable for residence, coarding house or club house. Particulara MARK LEVY, 1,645 Columbus av., Now York.

FOR SALE-FLOSHING, LINCOLN AV., MURRAY HIll, a perfect Home, 900 feet from sainds; all imprevaments, water, sewer, gas, furnace hoat, Ac.; 101 50x125; will be sold at a barrain, 83.500. Apply to owner, JERE B. JOHNSON, 60 Liberty et., New York city.

FOR SALE-A FIRST CLASS DAIRY FARM, FULLY stocked, in Westchester county, near Lake Mobigan; contains 130 acros; might exchange; no brokers, WEST-CHESTER, box 186 Heraid.

FOR SALE AT A SACRIFICE—A FIRST CLASS Water Power, located at Builton Spa, New York; 15 feet, full of water; barns, dg.; must be sord. Address GEO, W. MAXON, attorney, Ballston Spa, New York. FLORIDA.—A FIRST CLASS ORANGE GROVE IN besting; might exchange. Full particulars address TANGERINE, Herald Uptown.

GIVEN AWAY—WHO WANTS IT?

Long Branch Cottage, nicely farnished, near ocean; will rent for 10 per cent on price asked.

WM. B. DONHIEER, 70 Cedar st.

WN. B. BONNIES. OF COMHOTEL SEEKERS -- A LARGE PIECE OF PROPerty in a flourishing village on the Hudon, near New
York, large marble house orgened: with slight additions
would make first class hotal; investigate this.
S. VAN WINKLE & CO., 2634 Frast 42d st. HOTEL, WITH OR WITHOUT COTTAGES, SEAUTI-fully furnished, 14 hours from city, Long Island, Great South Bay, to let. WILLIE COHEN, 176 Broadway. LONG ISLAND.—FARM SO ACKES RICH SCHALLING land; delightful location: large homes, two bares and several outbuildings, in good order; large orchard, bronch through farm: wagens, harness, machinery, imprements, &c.: Sne views and building sites for gontloman's residence; I miles from New York, 156 from station, price very low; \$7,509. E. SNYDER, 40 Court at, Brooklyn.

very low; \$7,500. E. SNYDER, 40 Court at., Brooklyn.

LAKE MAROPAC.—HANDSOME HOUSE, 27 ROOMS, fully furnished: commands magnificent views of lake and country; grounds nearly three acress heautiful shade trees; elavation 8,000 feet; \$25,000.

MORRISTOWN, N. J.—GENTLEMAN'S COUNTRY Revidence, these class improvements; 114 acres good land, mostly meadow, plenty of fruit; good water; absolutely healthful 3,000 feet frontage on main road from lurely healthful 3,000 feet frontage on main road from mortistown to Bontown; musich 21 rooms; all improvements except gas; will sell manufon with acres to said, or 100 acres with farm buildings separately; accept less than half value, cash.

DAKLAND, CAL.—CORNER PLOT LOTS; ALSO 300 OAKLAND, CAL.—CORNER PLOT LOTS; ALSO 300 cere Fruit Farm, Tular county; sale or exchange; harrain.

LUDLOW, DAY 4 CO., 54 West 31st st. SEVERAL BLOCKS VIRGINIA COAL PROPERTY; itie absolute. FORD & GRANGER, Mills Building. TO LET-HOTEL, IN FLATBURIL VERNON AV., tear Holy Creas Cemeters,—A fine Hotel and over an tere of ground; room amount, and works, combined test only SODA morth. Apply D. MAGUIRE, owner, 70d ultim st., Brooklyn.

Fulton St., Brooklyn.

TO LET OR LEASE, AT A MODERATE RENTAL, A gentlomany large Country Residence, partially furnished or unfurnished; steam heat, gas, water, stable, large law. Address YONELES SUBLEBS, 1934th av.

TRREE ELEGANTLY FURNISHED COTTAGES AT lally, Long Island, Great South Eay, one and a quarter hours from city, near Pavillon Hotel, to let.

WILLIE COHEN, 176 Broadway. WILDLE COHEN, 176 Broadway.

84 PER ACRE FOR 100 TO 5,000 ACRES; CNLY
\$1 50 payment required; timber (and farming land when
cleared) within three miles new railrand; three hours'
New York by two trunk lines: exquesion 125.50.
CONDICT, Owner, 22 Court st., Brooklyn.

REAL ESTATE TO EXCHANGE.

A FOUR STORY DWELLING, 19 FEET WIDE, NEAR Eighty-first street. L. station. Sim, (66); will exchange for good Fist. Also Port Jorvis (N. Y.) Property for infer good Fist. Arts.
veetment Property.
WARE & ODELL, 1,374 Columbus (9th) av. A LARGE FARM AT HUNTINGTON, L. 1. ALSO Residence at New Rochelle, both free and clear, to ex-change for good City Property. FRANCIS S. GRAY, 1,295 Brondway.

A.-100 ACRES FOR SALE-HAY GRASS FARM, wood land; free; clear; snitable for steek at owner of rece horses; Scaleyville, Leng. Branch, Hed East Tarriples. Owner, Mrs. E. HILLIN-BRAND, 485 East Sith at A.-BROWN STONE THREE STORY (25 FOOT) Brooklys Dwelling, first class neighborhood, for New York Dwelling or Fint. BRUSH, box A, Herald Uptowa, ANASYMENT MICHAEL ST. VILL. APARTMENT HOUSE, SOUTH OF 42D ST.; FULL enants; will exchange for small Farm, Residence, vithin two hours of city. Address OWNER, 2.100 day. A THREE, STORT HIGH STOOP BROWN SYONE, 034 st. to exchange for a four story house in the sevenien. CREVIER & WOOLLEY, 1816 Broadway.

REAL ESTATE TO EXCHANGE. BRAUTIFUL Cabin a and a substant bree story basement Home to exchange for Flat. West 127th st.

West 125th st.

CHOICE FLOT AVENUE LOTS, 200 FEET PRONT, with foundations; equity \$20,000, with foundations; equity \$20,000, CITY FOR COUNTRY AND COUNTRY FOR CITY; many desirable exchanges. CONDIT, 1170 Broadway.

EQUITY \$8,500 FOUR STORY BROWN STONE Flat, Barken, for Lot and some cash. F. E., Horald. FOR SALE OR EXCHANGE—SPLENDID RESI-tence head Mount Morris av.; locality unexceptionable; one of the heat built in the city; desirable in every re-pect, house 25x85; four stories, 20 recome, Call upon or nutrees A. G. DICKINSON, 41 West 124th st. enect; house 23x55; four stories, 25 rooms. Call upon or andress. A. G. DICKINSON, 41 West 124th st.

FINE 5 STORY FLAT, THREE FAMILIES ON EACH hoor; every improvement; fully ronted; near Lexington ax. below 57th st; for smaller property or lots; add cach.

CHAS. R. GREGOR, \$14 3d av.

FIVE STORY CHERRY STREAT TENEMENT. \$24,000; mortgage \$16,000; exchange for unencumbored Country Property. REALTY, Herald Uptown.

FLORIDA.—RESIDENCE UNENCUMBERED, PINESI location west coast, excellent bargain, for small profitable business. TAMPA. 151 Herald.

GOOD UNENCUMBERED CITY PROPERTY FOR A valuable (stock preferred) Fam; give full description. B. M. MALCOLM, room 24, 19 Park place, New York.

LEASEHOLD OF PRIVATE HOUSE, FLATS 104TH street, Ninth avenue Corner, 129th atreet Hats, for Mount Yernon, New Rochelle or Suburban Property.

BUNN 1,510 Columbus av.

LOTS OR COUNTRY PLACE FOR FOUR STORY 22 foot single Fist.

J. J. SCHWARTZ, 50 Liberty.

PIERCEPPONT ST.—HANDSOMEST SINGLE HOUSE in Brookign, new, offered in exchange for one third less than actual cost for improved or unimproved marrhy Proporty. SILAS CONDICT. owner, 22 Court st., Brooklys. TO EXCHANGE FOR WEST SIDE LOTS THREE bandsome five story Flats in 9th ward, paving large rentals.

J. STEWART, 258 8th av.

Tentals,

THREE WELL RENTED FLATS, NEAR THIRD AVENUE "L" station, for desirable Lois. CODY, L488 3d av.

UNENGUMERED COUNTRY PROPERTY AND cash for Apartment Property.

S. VAN WINKLE & CO., 284 East 42d st. WE WANT IN FROMENCE FOR SIX THREE story brown stone Private Unusus, all rended, value S54,000, equity \$23,000, two exception, wall rended, value \$54,000, equity \$23,000, two exceptions, wall rended Flats. For a bandsome three store riviate, close to Madison av., value \$22,000, equity \$8,000, one Double or Single Flats. For one elegant center apartment House, fully ranted, value \$05,000, equity \$55,000, a well located piet Lets.

WILL EXCHANGE FOR AN UNENCUMBERED Farm one of the largest Livery Businesses—\$0 Horses, landams, Brouchams, Victorias, everything complete, slunded in the bast part of New lork making later profit of \$900 nor month, will claim long losses time the profit of \$900 nor month, will claim long losses to reach the later of New Lork making later JOHN A. KELLY, 220 West 75th 8t., New York of the Wanted States of New Lork and JOHN A. KELLY, 220 West 75th 8t., New York of the New Lork and JOHN A. KELLY, 220 West 75th 8t., New York of the States of the States of the New York and JOHN A. KELLY, 220 West 75th 8t., New York of the States of

WANTED-FARM OR COUNTRY RESIDENCE IN exchange for Corner Flat, with stores.

STEIN, 940 2d av. WHAT CAN YOU OFFER FIR MILL AND ACRE-age, free and clear, Schenoctadi; BLINN, 1.510 Columbus av.

WE CAN OFFER DESIRABLE IMPROVED INVESTment Properties in exchange for Late. What have you
get to offer! CONOLLY & CO. No. 12 West 60th at,

WATER FRONT, OVER 2000500 ON NEWTOWN
Creek, opposite Standard Oil Works, to lanea, sell or exchange. J. R. ROBINSON, owner, 145 Broadway. Crack, opposite Standard GH Works, to lease, sell or exchange.

A. R. ROBINSON, owner, 145 Broadway.

7 LOTS, WEST 199TH ST., RX"HANGE FOR PLATS; also Plot on avonue.

BLINN, 1,510 Columbus at.

100 SHARRS ACKSONNILLE AND SOUTHEASTorn Railroad, Illinois; 13 Shares National Trust Comyear, New John C. 200 Shares Stainer Gas Light Co., New York; 10 Shares Candes Journal Rearing Co., New York; 200 Shares Stainer Gas Light Co., New York; 100 Shares Candes Journal Rearing Co., New York; 300 Shares Holman Gold Mining Co., Colerado; \$2,000 Shares Ocean Seneca Mining Co., Colerado; \$2,000 Certificator Mining Co., Colerado; \$2,000 Certificator Mining Co., Colerado; \$2,000 AGRE FARM, WITH BUILDINGS, GRANGE Country price \$10,000, free and clear.

J. & SHIWARTZ, 50 Liberty.

\$2,000 CASH AND A FINE PAYING, EURNISHED Country Property for a bargain in city or Brooklyn; Improved or old Building. ALL THE YEAR ROUND ROARDING HOUSE, 150 Herald office.

\$2,400.—PREE AND CLEAR LOTS, FOND DU LAC, Wis., for Brooklyn Property.

BLINN, 1,510 Columbus av.

REAL ESTATE WANTED.

A -OWNERS WISHING THEIR HOUSES OFFERED on our spring lists for sale or to let will please send full particulars at an early date. No charge for registering. PORTER & CO., 211 West 125th at,

PORTER & CO., 211 West 125th st.

A.—UWNERS, EXECUTORS, TRUSTEES,
Rents collected, property sold, routed,
P. S. TREACY,
SS Calumbus av., 63id st,

A.—SPECIALTY MADE IN SELLING, RENTING and managing 12th ward Property; established ten years; correspondence solieited, J. P. & E. J. MURRAY, 2039 3d av., near 115th st.

A GOOD CORNER WANTED FOR LIQUOR BUSIness; immediate cash buyer.
CHAS, R. GREGOR, 814 3d av.

CHAS, R. GREGOR, 514 50 E.

A THREE STORY HOUSE ON THE WEST SIDE, 71D to 93d st.; about \$37,000.
Address M., 254 8th av.

A.—WANTED, REAL ESTATE BELOW 28D ST. FOR quick cash buyers; principals.
S. H. STONE, 457 Grand st. A SMALL THREE OR FOUR STORY HOUSE, BE-low 59th st.: orice not to exceen \$20,000. Address CASH, 26, 158 4th av.

CASH, 20, 103 std av. CHEAF BUILDINGS WANTED FOR SOAP FAC-tory, New York or Brooklen, two stories and cellar, 50x 109, or equal floor capacity; lesse or purchass. Write full particulars J. S. D., 33 Penn st., Brucklyn. DWELLING WANTED BETWEEN 7 TH AND SOTH, west of Park: cash payment, \$1,000 DOCTOR, box 419 Herald Uptown. Herald Untown.

DEMAND FOR FURNISHED AND UNFURNISHED Houses, private and business purposes.

ALLEE, 23 West 42d st. GOOD INVESTMENT PROPERTY AT REASONABLE with full particulars, Investment, Herald Agency, 852 9th av.

I WANT TO BUY A GOOD TENEMENT: MUST BE A barrain; will may \$3,000 cash; particulars or no notice taken. TENEMENT, 254 8th av. LOTS WANTED-12TH AND 24TH WARDS, IN EX-change improved paying property. BAKER & CO., 66 West 125th. LOTS OR OLD BUILDINGS AND TENEMEN'S below 69th at, for cash, J. J. SCHWARTZ, 59 Liberty. SINGLE FLAT, 20 FE-T WEST OF 2D AV., 52D TO 125th at.; \$10,000 to \$17,000. Bex 3,375 Post office. TWO TO TEN ACRES LAND THIS SIDE YONKERS, with or without improvements: state price, terms, full particulars. BUYEB, 360 Herald office, THE QUICKEST WAY TO SELL, OR REST PROP-erry - Send full particulars to POLSOM BEOTHERS, 884

Broadway.

WANTED TO BUY-PRIVATE HOUSE, NORTH side, between Lexington and 5th er., 55th to 72d st., not under 18 feet; also one, 70th, 85th st., west side. Offers, with parmits, price, &c., EMANUEL PERES, 72 St. Mark a place. WANT OF TO BUY A SINGLE OR DOUBLE FLAT, or throw Soft at, west of 2d av.; no agent or broker and apply. Answer DIAMOND, Herald Agency, 183 4th

AV.

WANTED-HOUSE DOWNTOWN IN BROOKLYN,
within walking distance of City Hull; a property for investment; will pay each if suited. Send full particulars
Mrs. d. B. WARREN, New York Post office. WANTED-BETWEEN MADISON AND CTH AVS., 24th st. in 58th st., high stoop House, pessession May 1; not to exceed \$35,00. CREVIER & WOOLLEY, 1,516 Broadway. 44th st. WANTED-A GOOD DWELLING HOUSE OR FLAT for investment; must be chesp. Address PROPERTY, 302 Herald.

WANTED-FOR READY BUYER, TENEMENT OR Stores: \$3,000 cash payment. BAKER & CO., 66 West 125th. WESTCOTT & CROUCH, 2.084 7TH AV., WANT owners to send in Property to rent or for sale for spring list; no charge for registering. Hot; no charge for resistating.

WANTED-THREE STORY BASEMENT BROWN stone, Sith to Soth, Sd to Park av. COOT, 1,428 3d av.

WANTED-GOOD CORNER FLAT FOR A QUICK cash purchaser; no brokurs. J., Post office box 2,370, city, WANTED TO BUY-HOUSE ON 57TH ST., NORTH side, 6th and 7th. W. 234 8th av. \$100,000 TO INVEST FOR BONA FIDE PURCHAS-ers; owners send full particulars; no charge for regis-toring. B. O'HARA, 1,145 2d av.

TO LET FOR BUSINESS PURPOSES.
A.-VOLSON BROTHERS, 834 BROADWAY, 862 tween 12th and 13th sts., offer the following desirable

FOLSOM BROTHERS, 834 Broadway. A.-55 EAST ISTH ST., NEAR BROADWAY.
Four story and basement Building, with Store,
to lease for term of years.
FOLSOM BROTHERS, 834 Broadway.
A.-DRUGS OR ANY CLEAN BUSINESS-EXTRA
deep two window Store and dry basement, 2008 3d av.,
near 114th st.; rent \$1,550.
MURRAY'S, 2,030 3d av., near 112th st. A.—HANDSOME PIRST LOPT, CORNER BUILD-ing, Broadway and Spring at, 25x10x40x100; power; ateam beated: light three sites; four large show with down. YOLSOM BROTHERS, 834 Broadway. A STORE, WITH TWO LARGE PLATE GLASS
A STORE, WITH TWO LARGE PLATE GLASS
Fram, in good business locality, 47 East 105th st.,
bushis, corner Madison av. 255, 380, ARMSTRONG,
northwes, ec. our 26 av. and 106th st.

2. Very Desirable Corner Store On 125th
st., size 40x70, suitable for green; rent 82,500; also
others on 125th st. from \$1,100 up.

POITER & CO., 211 W *1 125th st.

A FINE, LARGE GORNER STORE AV. FOUR rooms back; good stand for any cash business; lou at shibshed as grocery; low rent. LOST 1st av.

A PAUTORY. FIVE STORY. LIGHT ON FOUR sides, with Fower, opposite New York Central Denot.

GEO. SIMMER, 028 West 30th st. trally located, 25x169, with or without Power, suitable for any manufacturing business. Apply 15 Fast 42d st. A PART OF PARLOR AND BASEMENT FLOOR for light business 108 West 22d st.

A. PART OF PARLOR AND BASEMENT FLOOR for light business 108 West 22d st.

A. HARE CHANCE, Schlode Offerende Small, L. Store, 7234 Vessy st., near Weshington Market; rant low.

BUILDING, 29 10TH AV., 25350, FOUR STORY; water, elevator, steam heat; all conveniences; low rout to permanent tenant, or will sell. Full particulars at 7 Kast 14th st. HROADWAY, 28t.-ELEGANT OFFICES; ALL light; very convenience; elevator all night; immediate possessies. Apply to junitor.

\$0,500,-TWO TWO STORY AND BASEMENT BROWN stone Houses, 2d at., near 6th av., 18x45x100; cabinet trim and in good condition; mortgage of \$4,300 on such. STRILLE & HERIG, \$1 5th av. Receive.

\$12,500.—THERE & STRIY RASKMENT REOWN stone House on Park place, testween 6th, 7th ave.; 20x45x 100, with laundry extension; house is in perfect could tion and possession can be given if desired before May 1. STRILLE & HERIG, 81 5th av., Brocklyn. A FULL CORNER LOT (OLD BUILDINGS)—LEX-namen av., below 57th st., and cash for improved Prop-rity; corner preferred. CHAS. R. GREGOR, 814 3d av.